

EXHIBIT A

Supporting Schedule

CIRCUIT CITY STORES, INC.
Chapter 11
Case No. Case No. 08-35653-KRH
United States Bankruptcy Court
Eastern District of Virginia

Landlord: Agree Limited Partnership

Location: 515 N. Congress Ave., Boynton Beach, FL (Store #3237)

Lease Rejection Date: 3/11/2009

Lease Ending Date: 01/31/2017

ACTUAL DAMAGES UNDER APPLICABLE STATE LAW

Rent unpaid as of Petition Date:	\$14,878.67
Balance of rent reserved from <u>Lease Rejection Date</u> through <u>Lease Ending Date</u> :	\$5,186,909.99
Total:	\$5,201,788.66

CALCULATION OF DAMAGE CAP PURSUANT TO 11 U.S.C. § 502(B)(6)

Rent reserved for one year:	\$662,158.72
15% of the rent reserved under the remaining lease term following the Petition Date:	\$5,462,809.46
	<u>x 15%</u>
	\$819,421.42
Total allowed damages for remaining rent reserved:	\$819,421.42

PRE-PETITION INDEBTEDNESS

Rent unpaid as of the Petition Date:	\$14,878.67
Total Allowed Unsecured Claim:	\$834,300.09

Actual Damages from Rejection of Lease Under State Law

Minimum Monthly Rent	\$52,513.22
Monthly CAM	\$2,666.67
Electric	
Total Monthly Rent	\$55,179.89

1st Month Post Rejection	4/1/2009
Lease termination date	01/31/17
Difference (Months)	94

Total Rent Remaining	\$5,186,909.99
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Default Damages (including new lease commission and space reconfiguration)	
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Unpaid Pre-Petition Charges	\$14,878.67
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Grand Total Actual Damages	\$5,201,788.66
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§ 502(b)(6) cap applies	YES
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Cap on Landlord's Damages Pursuant to 11 U.S.C. § 502(b)(6)

Minimum Monthly Rent	\$52,513.22
Monthly CAM	\$2,666.67

Tenant Vacated	3/11/2009
Lease Rejected	3/11/2009

Total Monthly Rent	\$55,179.89
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1 Year's Rent	\$662,158.72
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Petition Date	11/10/08
Lease termination date	01/31/17
Difference (Months)	99

Remaining Rent under Lease term from Petition Date	\$5,462,809.46
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15% of rent due under remaining Lease term (not to exceed 3 years' rent)	\$819,421.42
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3 Years' Rent	\$1,986,476.17
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Greater of §502(b)(6)(A)	\$819,421.42
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Unpaid Pre-Petition Charges	\$14,878.67
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Maximum amount of Claim	\$834,300.09
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